



**High Grange, Crook**  
DL15 8AS

**Offers In Excess Of £200,000**



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# High Grange, Crook

## DESCRIPTION

Well presented five bed roomed family home pleasantly positioned in High Grange, a small rural village. This stunning property is complete with enclosed garden, spacious rooms and countryside views. The village is surrounded by farmers fields and public walkways, located approx. 2.5 miles from the nearby town Crook, which offers access to a range of amenities including schools, supermarkets, local shops, high street stores, restaurants and cafes. Bishop Auckland is also only approximately 2.8 miles away which contains a variety of supermarkets, retail stores, secondary schools and train station.

In brief the property comprises; an entrance hall leading through to the living room, second reception room, dining room, kitchen, garden room, utility room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite and walk in wardrobes, four further spacious bedrooms and family bathroom. Externally the property has an enclosed garden with lawn and patio areas ideal for outdoor furniture, along with on street parking available to the front.



# ROOMS

**Entrance Hall**  
Spacious and bright entrance hall leading through into the main reception rooms and stairs ascending to the first floor.

**Living Room**  
20'2" x 16'2"  
The living room is a generous reception room located to the front of the property, benefiting from neutral décor, ample space for furniture, open fire and large bay window to the front elevation.

**Reception Room**  
18'1" x 16'4"  
The second reception room is again another good size, currently utilised as a second living room, benefiting from a multi fuel stove with feature surround and French doors to the rear leading into the garden.

**Kitchen**  
12'10" x 12'2"  
The kitchen is fitted with a range of solid wood wall, base and drawer units, complimenting work surfaces, tiled splash backs and sink/drainage unit. Benefiting from an integrated electric oven, hob and overhead extractor along with space for a fridge/freezer and table and chairs.

**Dining Room**  
12'2" x 12'1"  
The dining room provides space for a dining table and chairs, further furniture and large bay window to the front elevation.

**Garden Room**  
9'10" x 8'10"  
The garden room is located to the rear of the property with French doors leading into the garden.

**Utility Room**  
8'10" x 5'4"  
The utility room provides additional storage space along with room for a washing machine and dryer

**Cloakroom**  
6'2" x 3'0"  
Cloakroom which is fitted with a WC and wash hand basin.

**Master Bedroom**  
14'5" x 12'1"  
The master bedroom provides space for a king sized bed, further furniture, walk in wardrobes and access into the ensuite bathroom.

**Ensuite**  
The ensuite contains a panelled bath, WC and wash hand basin.

**Bedroom Two**  
17'5" x 10'8"  
The second bedroom is another large double bedroom with walk in wardrobe and window to the front elevation.

**Bedroom Three**  
14'10" x 10'11"  
The third bedroom is a double bedroom with built in wardrobes.

**Bedroom Four**  
14'1" x 8'11"  
The fourth bedroom is a double bedroom with window to the side elevation.

**Bedroom Five**  
9'10" x 7'6"  
The fifth bedroom is a a single bedroom with built in wardrobes and window to the rear elevation.

**Bathroom**  
10'11" x 8'3"  
The bathroom contains a panelled bath, double walk in shower cubicle, wash hand basin and WC.

**External**  
Externally the property has an enclosed garden with lawn and patio areas ideal for outdoor furniture, along with on street parking available to the front.



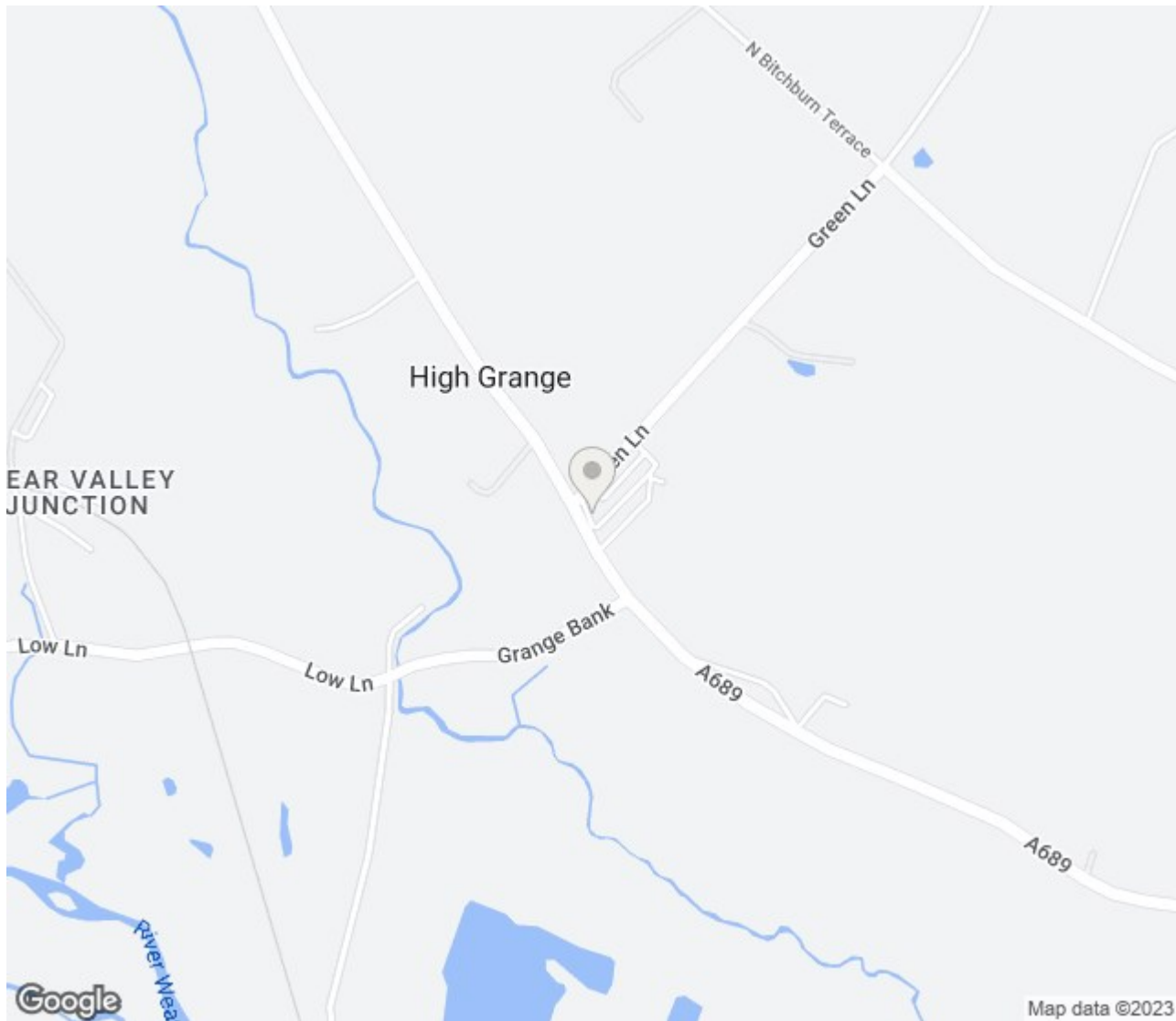
GROUND FLOOR



1ST FLOOR







# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

## Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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